



LLR Architects Inc.

July 8, 2025

Project Narrative:

PARCEL A

We are proposing a 4- unit 2-story townhouse project on a portion of a +/- .5 acre parcel totaling 21,881 s.f.. The empty parcel is located East of NW 31st Ave. and NW 4th Street to the South and NW 4th Terrace to the North. The project lies in the B-3 zoning and abuts a B-2 zoning to the East.

The unit mix is (4)- 3 bedroom, 2-1/2 bath unit with one- car garage. The front façade is oriented to the South. The townhomes are setback 20' from NW 4th Court. The townhomes are designed with a modern/contemporary look. Each unit will have a small backyard and +/- 21% green area coverage.

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